

109TH CONGRESS  
1ST SESSION

# S. 2121

To amend title 38, United States Code, to provide housing loan benefits for the purchase of residential cooperative apartment units.

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## IN THE SENATE OF THE UNITED STATES

DECEMBER 16, 2005

Mr. SCHUMER (for himself, Mr. SARBANES, and Mr. DAYTON) introduced the following bill; which was read twice and referred to the Committee on Veterans' Affairs

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## A BILL

To amend title 38, United States Code, to provide housing loan benefits for the purchase of residential cooperative apartment units.

1 *Be it enacted by the Senate and House of Representa-*  
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Veterans Housing  
5 Fairness Act of 2005”.

6 **SEC. 2. RESIDENTIAL COOPERATIVE HOUSING UNITS.**

7 (a) HOUSING BENEFITS FOR COOPERATIVE APART-  
8 MENT UNITS.—Section 3710(a) of title 38, United States

1 Code, is amended by inserting after paragraph (11) the  
 2 following:

3           “(12) To purchase stock or membership in a  
 4       development, project, or structure of a cooperative  
 5       housing corporation in accordance with subsection  
 6       (h).”.

7       (b) CONDITIONS OF HOUSING BENEFITS FOR COOP-  
 8       ERATIVE APARTMENT UNITS.—Section 3710 of title 38,  
 9       United States Code, is amended by adding at the end the  
 10      following:

11       “(h)(1) A loan may not be guaranteed under sub-  
 12      section (a)(12) unless—

13           “(A) the development, project, or structure of  
 14       the cooperative housing corporation complies with  
 15       such criteria as the Secretary prescribes in regula-  
 16       tions; and

17           “(B) the dwelling unit that the purchase of  
 18       stock or membership in the development, project, or  
 19       structure of the cooperative housing corporation en-  
 20       titles the purchaser to occupy is a single family resi-  
 21       dential unit.

22       “(2) In this subsection, the term ‘cooperative housing  
 23      corporation’ has the same meaning given such term in sec-  
 24      tion 216(b)(1) of the Internal Revenue Code of 1986.

1       “(3) When applying the term ‘value of the property’  
2 to a loan guaranteed under subsection (a)(12), such term  
3 means the appraised value of the stock or membership en-  
4 titling the purchaser to the permanent occupancy of the  
5 dwelling unit in the development, project, or structure of  
6 the cooperative housing corporation.”.

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